

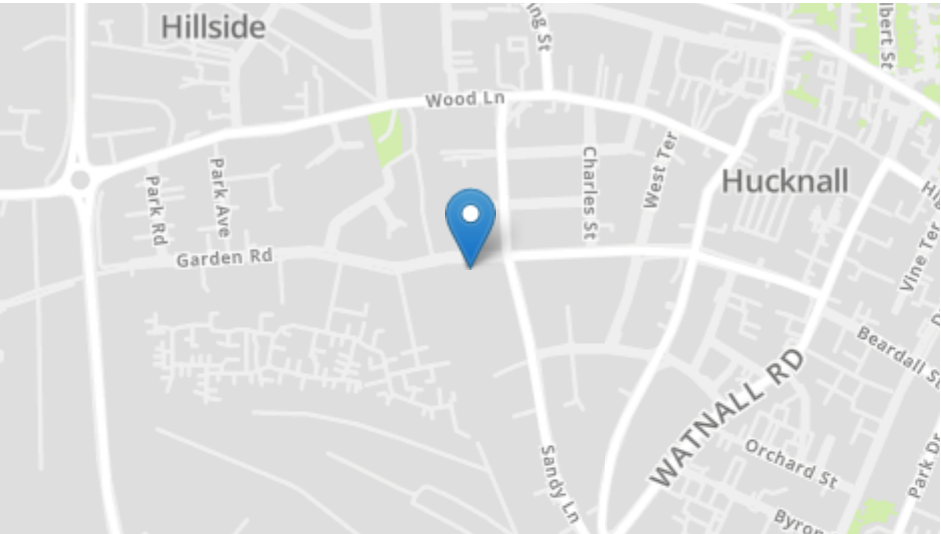
Garden Road, Hucknall, NG15 6LA

Guide Price £425,000



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	67	80
England, Scotland & Wales		EU Directive 2002/91/EC

want to view?  
Call us on 0115 938 5577  
Our lines are open 8am - 8pm  
7 Days a week  
or email  
mail@watsons-residential.co.uk  
Ref - 28350807

Important note to buyers: As the selling agents for the property described in this brochure we have taken all reasonable steps to ensure our property particulars are fair, accurate, reliable and reproduced in good faith however they do not form part of any offer or contract and do not constitute representations of fact. If you become aware that any information provided to you is inaccurate please contact our office as soon as possible so we can make the necessary amendments. All measurements are provided as a general guide and floor plans are for illustration purposes only. Appliances, equipment and services in the property have not been tested by us and we recommend all prospective buyers instruct their own service reports or surveys prior to exchanging contracts.



- Extended Detached Family Home
- 5 Bedrooms
- 2 Reception Rooms
- Downstairs WC & Utility
- En Suite & Family Bathroom
- Generous Private Rear Garden
- Off Road Parking & Garage
- Walking Distance To Hucknall Town Centre
- Excellent Road & Public Transport Links Including Tram

Our Seller says....

40 Main Street, Kimberley, NG16 2LY  
www.watsons-residential.co.uk

0115 938 5577  
8am-8pm - 7days





\*\*\* GUIDE PRICE £425,000 - £450,000\*\*\* **\*\*\*ROOM FOR ALL THE FAMILY\*\*\*** An extended and much improved five bedroom detached family home located within walking distance of Hucknall town centre. Benefiting from two reception rooms, downstairs wc, primary bedroom with en-suite, utility, garage and generous rear garden. Briefly comprising; entrance hallway, lounge, dining room, open plan breakfast kitchen, utility room, downstairs wc. To the first floor, five bedrooms, primary with en-suite, and family bathroom. Outside, driveway to the front and access to the integral garage, and to the rear is a privately enclosed and generous garden. Ideally positioned within walking distance to Hucknall town centre, there are a range of amenities and shops on your doorstep. Nearby transport links include the trams, and excellent road links. Contact Watsons to arrange your viewing.

Ground Floor

Entrance Hall

Arched entrance door to the front, stairs to the first floor, under stairs storage, cloakroom, solid wood flooring and radiator. Open to the kitchen, doors to the lounge and breakfast kitchen.

Lounge

4.29m x 3.89m (14' 1" x 12' 9") UPVC double glazed bay window to the front and radiator. Solid wood flooring, feature fire place with ornate tiled surround.

Breakfast Kitchen

5.33m x 5.11m (17' 6" x 16' 9") A range of matching wall & base units, work surfaces incorporating an inset sink & drainer unit. Integrated appliances to include: electric oven & 5 ring gas hob with extractor over, dishwasher and fridge. Plumbing and wiring for an American style fridge freezer. Central island offering further storage space, ceiling spotlights, Karndean flooring, radiator, uPVC double glazed window to the rear and doors to the dining room, garage and utility room.

Dining Room

5.96m x 3.69m (19' 7" x 12' 1") Feature fire place with inset multifuel burner, radiator, solid wood flooring and sliding patio doors to the rear garden.

Utility Room

3.41m x 1.81m (11' 2" x 5' 11") A range of matching base units, plumbing for washing machine & tumble dryer, tiled flooring, uPVC double glazed window to the rear, doors to the WC and rear garden.

WC

WC, pedestal sink unit, radiator and obscured uPVC double glazed window to the side.

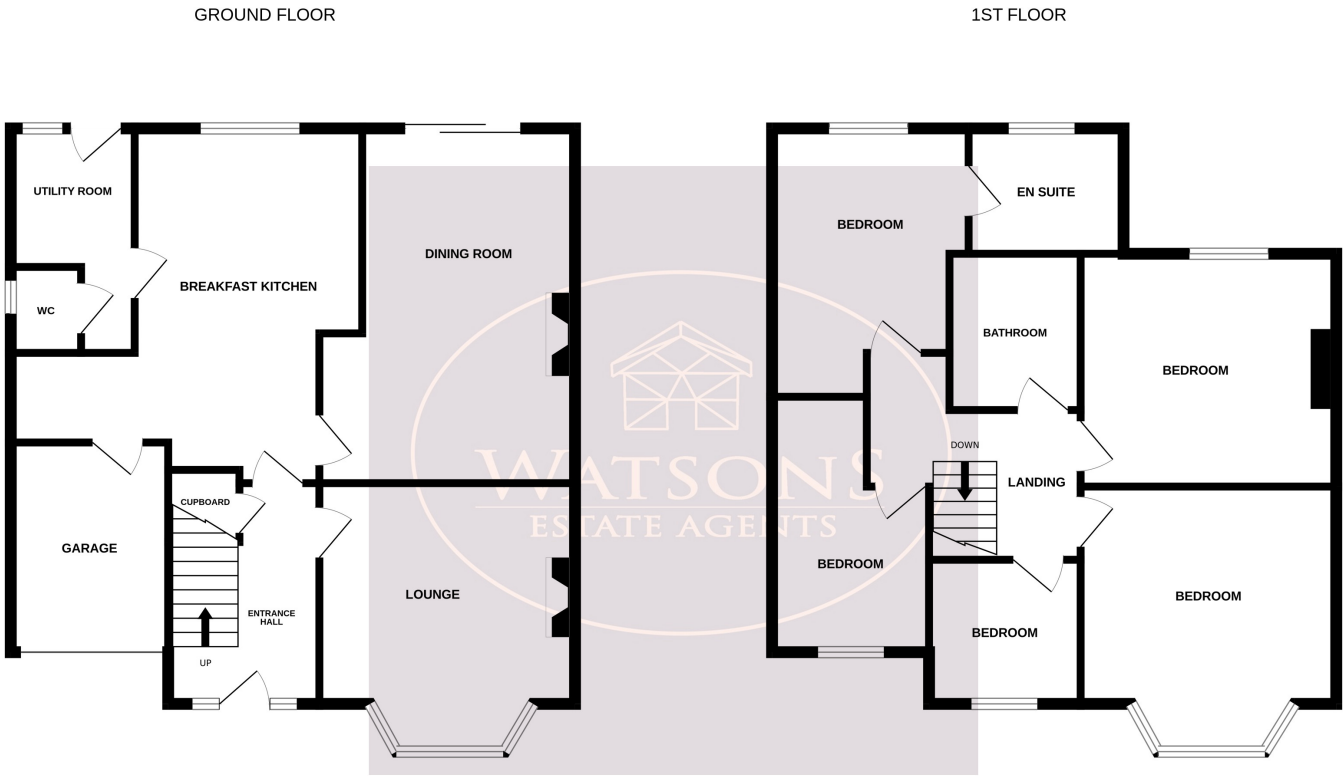
First Floor

Landing

Access to the attic (partly boarded) and doors to all bedrooms and bathroom.

Primary Bedroom

3.9m x 3.15m (12' 10" x 10' 4") UPVC double glazed window to the rear, fitted wardrobes and radiator. Door to the en suite.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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En Suite

4 piece suite in white comprising WC, vanity sink unit, bidet and shower cubicle. Chrome heated towel rail, ceiling spotlights and obscured uPVC double glazed window to the rear.

Bedroom 2

5.76m x 2.81m (18' 11" x 9' 3") UPVC double glazed window to the rear and radiator.

Bedroom 3

4.35m x 3.15m (14' 3" x 10' 4") UPVC double glazed bay window to the front, fitted wardrobes and radiator.

Bedroom 4

3.93m max x 2.7m (12' 11" x 8' 10") UPVC double glazed window to the front and radiator.

Bedroom 5

2.19m x 2.14m (7' 2" x 7' 0") UPVC double glazed window to the front and radiator.

Bathroom

4 piece suite in white comprising WC, vanity sink unit, bath and shower cubicle. Chrome heated towel rail and extractor fan.

Outside

To the front of the property a prescrete driveway provides ample off road parking leading to the integral garage with electric roll up door and power. The rear garden offers a good level of privacy and comprises a generous paved patio seating area, turfed lawn, flower bed borders with range of plants & shrubs. Timber decking seating area to the bottom of the garden with timber built summer house/outside bar. The garden is enclosed with timber fencing to the perimeter with gated access to the side.